SENIORS' HOUSING REPORT
British Columbia

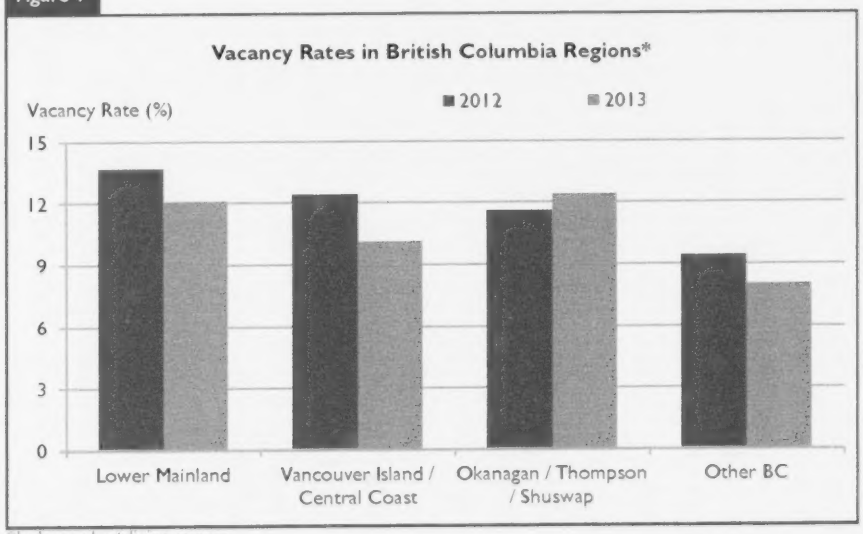
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2013

Highlights

- Increasing demand for seniors' housing moved the provincial vacancy rate lower to 11.4 per cent in 2013.
- Vacancy rates were stable for heavy care spaces and average rents increased to $5,720 per month in 2013.
- Provincially, the monthly average rent for independent living suites was $2,747 in 2013. The majority of independent living units in the Lower Mainland and Vancouver Island/Central Coast regions were rented for $2,400 or more per month.
- The province had 245 more seniors' housing spaces in 2013. The majority of these new spaces were independent living suites.

Figure 1



*Independent living spaces
Source: CMHC Seniors' Housing Survey

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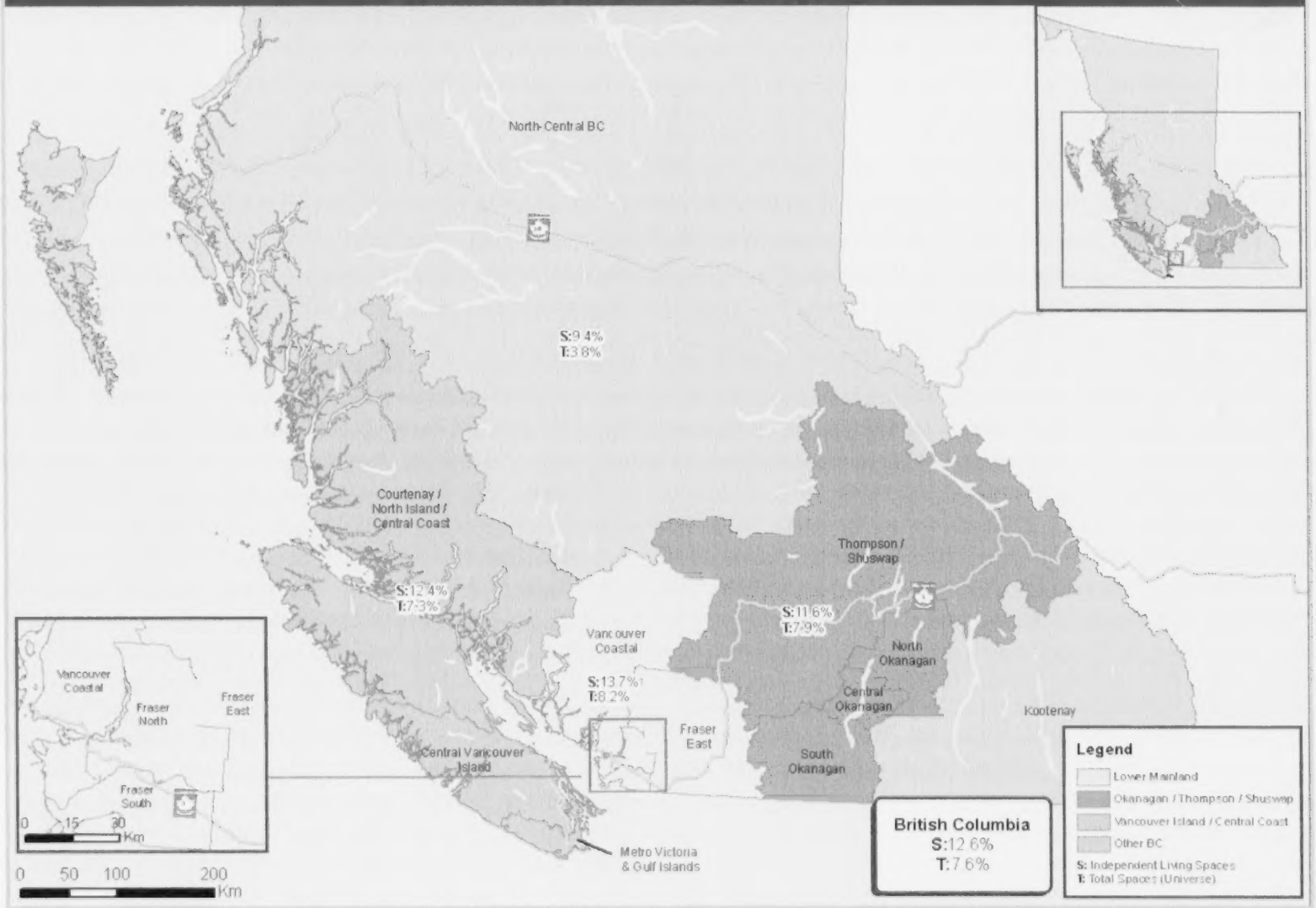
British Columbia Vacancy Rate of Independent Living Spaces and Total (Universe) Spaces



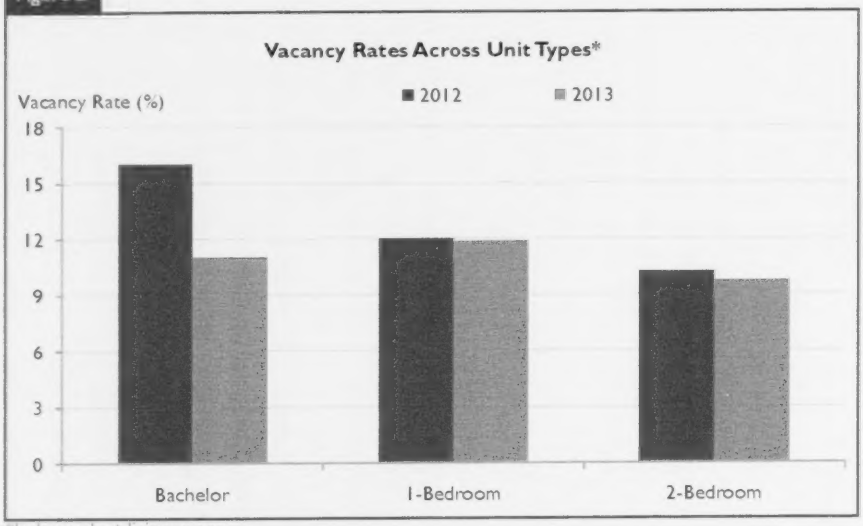
VACANCY RATES

Vacancy Rates Moved Lower

The British Columbia vacancy rates for independent living suites moved lower to 11.4 per cent in 2013, compared to 12.6 per cent a year ago. (Figure 1) Independent living suites, for the purposes of this survey, were found in complexes where the majority of the residents were aged 65 years or older, on-site meal services were provided, and the residents received less than 1.5 hours of healthcare per day. [1]

Increasing demand for seniors' housing in the province was supported by the growth of seniors' population. It was estimated that in 2013 there were 339,968 people aged 75 years or older in British Columbia, and 27,723 people were living in seniors' housing complexes. Both numbers were higher than the levels a year ago. Over the same period, the total number of seniors' housing spaces, including independent living spaces, non-market independent living spaces, heavy care spaces and all other spaces, increased to 28,326 units. The share of British Columbia's population aged 75 or older living in senior's housing (capture rate) remained stable at 8.2 per cent.

Figure 2



*Independent living spaces
Source: CMHC Seniors' Housing Survey

Lower Vacancy Rates Across Bedroom Types

In British Columbia overall, lower vacancy rates were recorded for all unit types of independent living spaces in 2013, and this finding was fairly consistent across bedroom types. (Figure 2) They ranged from 9.7 per cent for two-bedroom or larger suites to 11.9 per cent for one-bedroom suites. The average vacancy rates for bachelor/studio suites decreased the most since last year, from 16.0 per cent to 11.0 per cent. The vacancy rates across regions for suites with average monthly rents of less than $1,900 declined from 17.8 per cent last year to 11.3 per cent in 2013.

Among the four British Columbia regions surveyed, the Okanagan/Thompson/Shuswap was the only region that recorded a vacancy rate higher than a year ago. Vancouver Island/Central Coast had the biggest decrease in vacancy rate.

[1] CMHC's survey excludes independent living suites that do not provide on-site meal services.

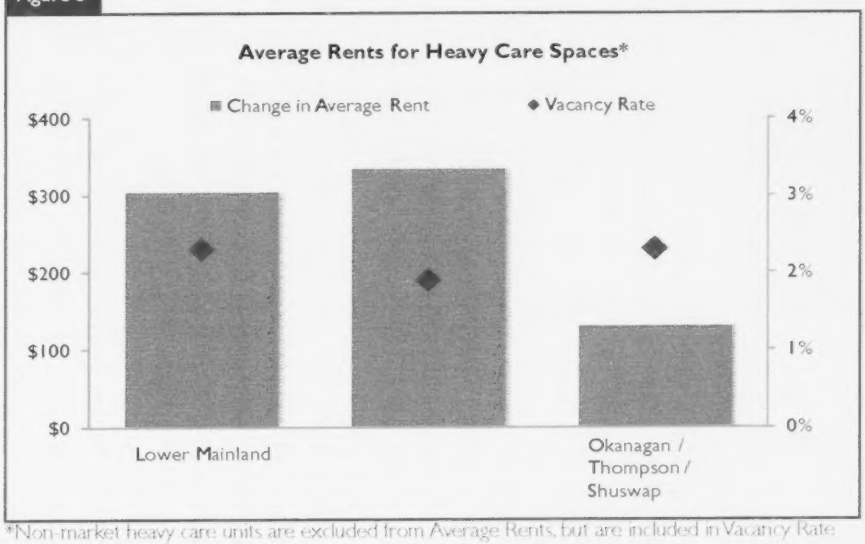
Demand for Heavy Care Spaces Remained High

The number of heavy care spaces[2] surveyed and available to British Columbia seniors was 7,192 units in 2013. The average vacancy rate at the provincial level was 2.0 per cent, up from 1.7 per cent a year ago, with the Lower Mainland, Vancouver Island/Central Coast and Okanagan/Thompson/Shuswap each posting a 0.3 percentage point increase in vacancy rates over last year's level. [3]

Over the same period, average rents for heavy care spaces in the province rose to $5,720 per month, compared to $5,525 a year earlier. Average rents increased the most in the Vancouver Island/Central Coast and Lower Mainland regions. At $6,191, the average rent for heavy care spaces in Metro Victoria & Gulf Islands was the highest among all the centres surveyed in British Columbia.

The uptick in average rents across the regions coupled with stable vacancy rates reflected high demand for heavy care spaces in the province. The need for medical attention generally increases with age. Strong demand for this type of seniors' housing is consistent with the growing seniors demographic in British Columbia. (Figure 3)

Figure 3



*Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate
Source: CMHC Seniors' Housing Survey

SENIORS' HOUSING RENTS

Higher Average Rents for Independent Living Suites in Larger Centres

In British Columbia, the monthly average rent for seniors' independent living suites was $2,747 in 2013, an increase of 2.8 per cent from 2012.

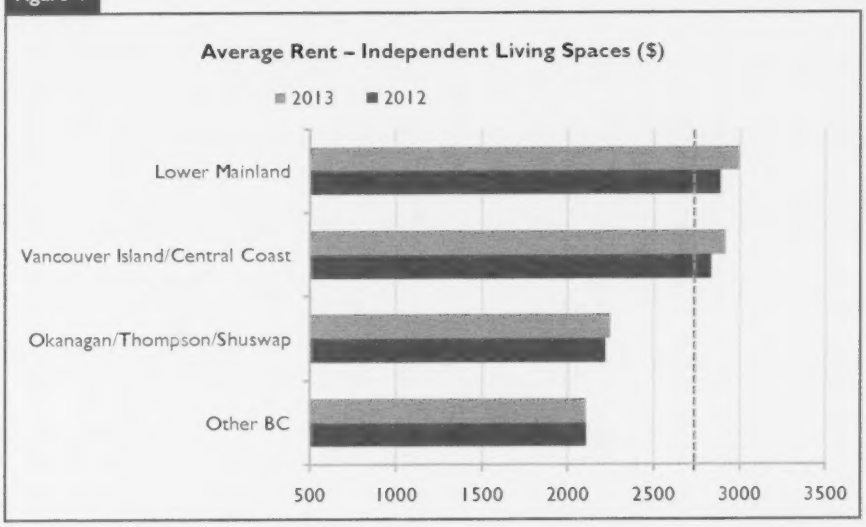
The year-over-year change in average rents for independent living spaces varied among regions. The average rent was 3.8 per cent higher in the Lower Mainland, the biggest increase in the province. Rents rose 2.8 per cent and 1.4 per cent in Vancouver Island /Central Coast and Okanagan/Thompson/Shuswap, respectively. The average rent in the remainder of British Columbia which comprises the Kootenays and North-Central British Columbia was on par with 2012. (Figure 4)

In 2013, more than two-thirds of independent living suites in the Lower Mainland were rented for $2,400 and above per month. The share of independent living suites in this rent range was higher in Vancouver Island/Central Coast at 76.5 per cent. The higher rents were due to higher land costs contributing to a higher

[2] A heavy care space is defined as a space where the residence provides 1.5 hours or more of healthcare per day to the resident. The universe of heavy care spaces in the optional tables of this report includes spaces in heavy care facilities that do not also have independent living suites. Spaces in such facilities, however, are omitted from Table 1.1 through 3.1.

[3] Non-market heavy care units are included in the Vacancy Rate.

Figure 4



Source: CMHC Seniors' Housing Survey

cost structure, and also because the services and amenities offered by seniors' housing facilities in these larger centres also tended to be more comprehensive than those in smaller centres. Compared to the last survey results, the Lower Mainland had a larger proportion of facilities offering amenities like on-site medical services, and nursing, and 24-hour call bell services. The share of Lower Mainland seniors' housing facilities for which rents include three meals per day also increased over the past year.

SENIORS' HOUSING UNIVERSE

More Units for Independent Living

British Columbia's total independent living suites increased to 15,652 units in 2013. Smaller units, including bachelor and one-bedroom units, were the most common types of seniors' housing for independent living, making up 87 per cent of all independent living units available in the province. (Figure 5)

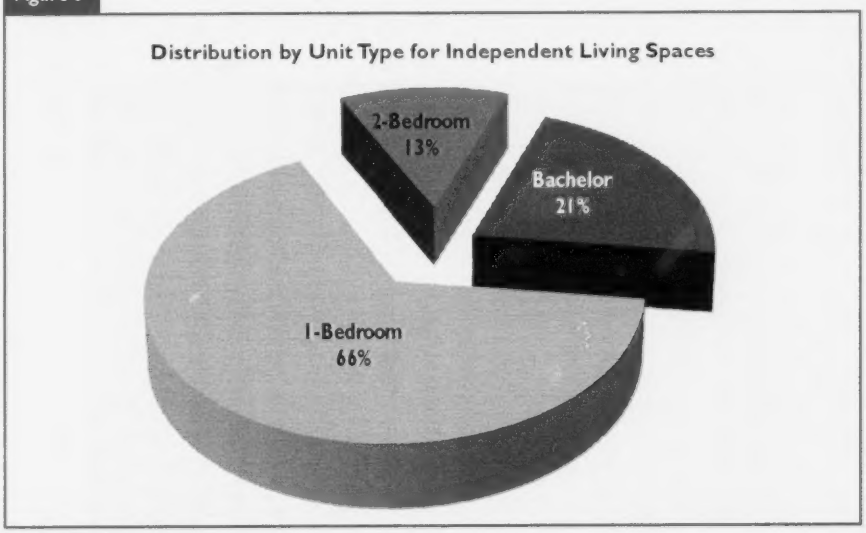
The total number of seniors' housing spaces in the province was 28,326 units in 2013. These spaces included an assortment of independent living suites, subsidized independent living units, and heavy care spaces. The majority of the new spaces were independent living suites.

Larger Seniors' Housing Residences Prevalent in the Lower Mainland

In British Columbia, the total number of seniors' housing residences with less than 50 spaces decreased from the 2012 level to 184 residences in 2013. Some smaller seniors' housing complexes may have been taken off the market. The total number of seniors' housing residences with 50 to 99 units, and 100 or more units did not change from the 2012 levels.

The average number of seniors' units per residence varied regionally. The Lower Mainland consisted primarily of larger residences; half of the region's seniors' housing residences had 100 or more units each. In contrast, smaller complexes containing less than 50 units each were more prevalent in the Other BC region, with a median size of 36 spaces. The Vancouver Island/Central Coast and Okanagan/Thompson/Shuswap regions had a variety of different sized seniors' housing residences. The median size of seniors' housing residences in these regions was 62 spaces and 72 spaces, respectively.

Figure 5



Source: CMHC Seniors' Housing Survey

More Seniors Living in Seniors' Residences

British Columbia as a whole recorded 27,723 seniors living in seniors' housing residences in 2013. About 46 per cent of these residents were living in seniors' housing facilities in the Lower Mainland. The Okanagan/ Thomspson/Shuswap region continued to have the highest capture rate in British Columbia at 10.7 per cent, followed by the Vancouver Island/ Central Coast region at 10.3 per cent. Units in these two regions made up nearly half of the total seniors' housing spaces in the province.

Spotlight on...

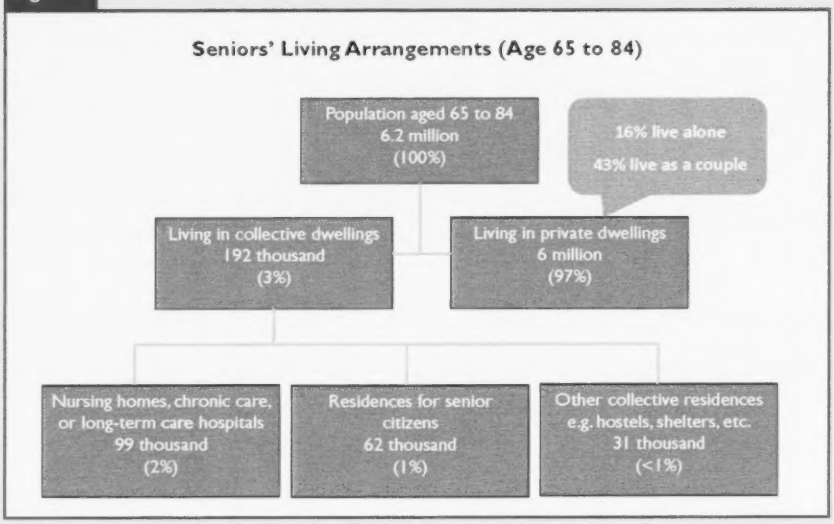
Seniors' Living Arrangements[4]

The 2011 Census shows that the vast majority of Canadian people in the age cohort of 65 to 84 years old continued to live in private dwellings, such as their own homes, with their children, or with other relatives. Of these seniors, 16 per cent were living alone and 43 per cent were living as couples. Only about three per cent were living in collective dwellings, such as nursing homes, care facilities, and congregate housing for seniors.

Among those aged 85 years or older, nearlyone- third were living in collective dwellings. Twenty per cent of seniors in this age cohortwere living in nursing homes and other health care and related facilities, such as chronic-care or long-term care hospitals. And ten per cent were living in seniors' housing residences, which provide services for independent living or assisted living. About 69 per cent of seniors in this age cohort remained in private dwellings.

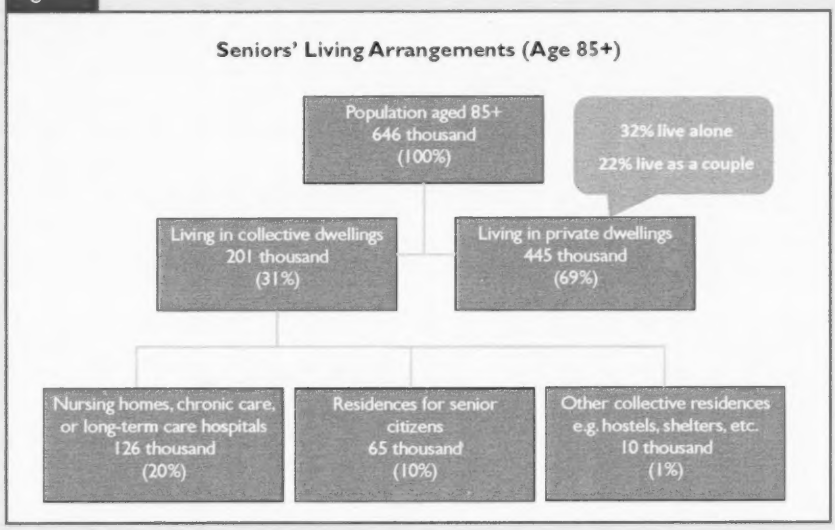
Most seniors prefer to live in private dwellings. However, as the likelihood of needing more care rises with age, they will increasingly adopting living arrangements in collective dwellings.

Figure 6



Source: CMHC, adapted from Census 2011

Figure 6



Source: CMHC, adapted from Census 2011

[4] Census 2011, Statistics Canada

Primary Geography	Intermediate Geography	Regional Districts	CAs/CMAs
Lower Mainland	Fraser East	Fraser Valley Regional District	Abbotsford-Mision CMA Chilliwack CA
	Fraser North	part of Greater Vancouver Regioanal District	part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows
	Fraser South	part of Greater Vancouver Regional District	part of Vancouver CMA, including Langley, Surrey, White Rock, Delta
	Vancouver Coastal	part of Greater Vancouver Regional District Sunshine Coast Regional District Squamish Lillooet Regional District	part of Vancouver CMA, including Vancouver City, Richmond, North Vancouver, West Vancouver, Bowen Island, Lion's Bay, Belcarra, Anmore, GRVD RDA "A" Squamish CA
Vancouver Island/ Central Coast	Metro Victoria & Gulf Islands	Capital Regional District	Victoria CMA
	Central Vancouver island	Nanaimo Regional District Alberni-Clayoquot Regional District Cowichan Valley Regional District	Nanaimo CA Parksville CA Port Alberni CA Duncan CA
	Courtenay / North Island & Central Coast	Comox Valley Regional District Strathcona Regional District Mount Waddington Regional District Powell River Regional District Central Coast Regional District	Courtenay CA Campbell River CA Powell River CA
Okanagan/Thompson / Shuswap	Central Okanagan	Central Okanagan Regional District	Kelowna CMA
	North Okanagan	North Okanagan Regional District	Vernon CA
	South Okanagan	Okanagan-Similkameen Regional District	Penticton CA
	Thompson/Shuswap	Columbia-Shuswap Regional District Thompson-Nicola Regional District	Salmon Arm Kamloops CA
Other BC	Kootenay	East Kootenay Regional District Central Kootenay Regional District Kootenay Boundary Regional District	Cranbrook CA
	North-Central BC	Peace River Regional District Northern Rockies Regional District Bulkley-Nechako Regional District Stikine Regional District Kitimat-Stikine Regional District Skeena-Queen Charlotte Regional District Cariboo Regional District Fraser-Fort George Regional District	Dawson Creek CA Fort St John CA Terrace CA Prince Rupert CA Williams Lake CA Quesnel CA Prince George CA

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1.1 Vacancy Rates (%) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom		Total	
	2012	2013	2012	2013	2012	2013	2012	2013
Lower Mainland	17.4	11.6	12.7	12.6	12.0	10.0	13.7	12.1
Fraser East	14.2	8.6	12.7	11.1	20.8	11.3	14.6	10.7
Abbotsford/Mission	**	**	10.1	7.6	16.2	11.0	13.3	7.8
Chilliwack/Hope/Agassiz	7.9	10.2	18.1	17.9	26.0	11.6	16.2	14.4
Fraser North	23.4	14.0	14.1	13.2	9.4	7.0	16.0	12.9
Burnaby	16.9	13.9	9.1	8.9	**	**	11.9	9.9
Coq/PtCoq/PtMoody	41.3	13.8	14.8	16.6	9.8	13.7	17.8	16.0
Maple Ridge/Pitt Meadows	**	**	24.0	19.0	**	**	27.5	19.5
New Westminster	**	**	**	**	**	**	**	**
Fraser South	27.6	20.1	10.7	13.0	4.1	9.2	13.4	13.9
Langley	9.0	13.2	20.3	16.8	9.3	13.0	17.4	15.8
Surrey/Delta	29.8	21.6	3.4	10.2	0.0	5.9	12.6	13.7
White Rock/S. Surrey	37.6	22.8	6.5	11.3	3.3	8.7	10.4	12.3
Vancouver Coastal	4.9	4.5	13.9	12.5	16.5	11.6	11.7	10.1
Vancouver	5.6	1.9	16.2	5.9	18.3	11.3	12.8	4.9
Richmond	**	**	**	**	**	**	**	**
North/West Vancouver	**	13.0	1.7	23.3	13.6	11.0	3.8	19.2
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	15.0	8.9	12.0	10.4	10.4	10.6	12.4	10.1
Metro Victoria & Gulf Islands	17.1	11.3	11.7	10.9	11.4	11.9	12.6	11.1
Saanich, Penninsula & Gulf Islands	23.2	9.3	14.1	16.4	17.2	14.2	16.1	14.8
Victoria / Esq. /Oak Bay / V. Royal	14.1	13.8	11.3	8.6	4.6	10.5	11.2	9.8
West Shore	**	**	**	**	**	**	**	**
Central Vancouver Island	15.9	2.0	14.6	10.2	11.6	11.3	14.5	8.7
Duncan/Cowichan	**	2.7	4.5	3.3	**	**	4.1	2.7
Parksville/Qualicum	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	25.7	0.7	17.6	12.3	12.6	16.0	18.2	11.0
Courtenay/ North Island/ Central Coast	0.0	20.8	**	**	**	**	1.4	8.8
Okanagan/ Thompson/ Shuswap	15.2	11.7	10.6	12.9	9.8	11.0	11.6	12.4
Central Okanagan	12.3	15.9	6.5	8.8	12.1	11.4	8.1	10.4
North Okanagan	8.1	5.7	1.4	2.6	2.2	3.7	4.9	4.2
South Okanagan	39.0	25.0	19.0	20.1	8.3	15.5	20.7	20.2
Thompson/ Shuswap	15.0	8.5	13.6	18.6	14.8	13.6	14.1	14.9
Other BC	11.4	9.7	11.0	9.4	0.0	0.0	9.4	8.0
British Columbia	**16.0**	**11.0**	**12.0**	**11.9**	**10.2**	**9.7**	**12.6**	**11.4**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.2 Vacancy Rates (%) of Independent Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900		$1,900 - $2,399		$2,400 - $2,899		$2,900 and more		Total where rents are known	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
Lower Mainland	17.5	10.7	12.2	11.8	19.6	15.6	9.9	10.7	13.8	12.1
Fraser East	5.7	3.1	6.9	12.9	**	15.6	21.3	3.9	14.6	10.7
Abbotsford/Mission	**	**	10.1	4.9	**	14.0	**	**	13.3	7.8
Chilliwack/Hope/Agassiz	8.7	5.9	4.3	19.8	**	**	**	**	16.2	14.4
Fraser North	22.8	13.4	22.9	19.2	13.9	7.0	11.0	10.7	16.0	12.9
Burnaby	16.1	**	**	12.7	**	**	**	**	11.9	9.9
Coq/PtCoq/PtMoody	**	**	8.8	19.0	11.0	**	16.3	16.5	17.8	16.0
Maple Ridge/Pitt Meadows	**	19.0	**	**	**	**	**	**	27.5	19.5
New Westminster	**	**	**	**	**	**	**	**	**	**
Fraser South	35.2	29.7	16.6	11.9	19.7	16.7	4.1	9.7	13.4	13.9
Langley	**	**	**	11.8	24.8	17.5	6.2	13.6	17.4	15.8
Surrey/Delta	**	**	7.4	**	6.8	16.7	0.0	4.5	12.6	13.7
White Rock/S. Surrey	**	**	24.7	**	22.5	15.2	5.1	10.8	10.4	12.3
Vancouver Coastal	11.0	0.0	3.1	0.3	32.9	32.9	12.8	12.1	11.9	10.1
Vancouver	2.1	**	3.7	0.0	**	**	18.6	7.7	13.0	4.9
Richmond	**	**	**	**	**	**	**	**	**	**
North/West Vancouver	**	**	**	**	**	**	3.8	19.2	3.8	19.2
Vancouver Coastal	**	**	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	16.2	4.9	7.8	4.8	12.2	9.6	13.5	12.2	12.4	9.7
Metro Victoria & Gulf Islands	7.5	8.5	7.5	3.8	14.9	8.2	14.0	13.1	12.6	10.3
Saanich, Penninsula & Gulf Islands	**	**	8.3	0.9	14.2	7.8	18.2	17.9	16.1	14.9
Victoria / Esq. /Oak Bay / V. Royal	**	**	12.9	12.8	16.2	9.0	8.6	6.9	11.2	8.0
West Shore	**	**	**	**	**	**	**	**	**	**
Central Vancouver Island	23.7	2.9	10.1	7.0	12.2	9.7	15.0	11.4	14.5	8.7
Duncan/Cowichan	9.5	**	**	**	**	**	**	**	4.1	2.7
Parksville/Qualicum	**	**	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**	**	**
Nanaimo	**	4.5	11.3	6.2	15.4	12.4	19.1	15.0	18.2	11.0
Courtenay/ North Island/ Central Coast	**	**	**	**	**	**	1.2	2.4	1.4	8.8
Okanagan/ Thompson/ Shuswap	19.5	14.4	9.0	12.8	8.6	10.2	7.3	11.9	11.8	12.4
Central Okanagan	9.0	16.1	9.1	5.6	5.6	9.7	11.8	15.6	8.1	10.6
North Okanagan	5.5	5.0	9.9	5.3	2.9	3.1	**	0.0	5.5	3.9
South Okanagan	32.1	17.9	13.6	31.1	7.0	14.4	7.5	8.6	20.7	20.1
Thompson/ Shuswap	30.6	18.8	4.9	15.3	17.0	13.2	0.0	10.2	14.1	14.9
Other BC	13.7	9.3	10.4	0.8	0.0	18.7	**	17.0	9.4	8.0
British Columbia	**17.8**	**11.3**	**9.9**	**9.8**	**13.6**	**12.7**	**10.9**	**11.4**	**12.7**	**11.3**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces[1] British Columbia

Centre	Vacancy Rate		Average Rent	
	2012	2013	2012	2013
Lower Mainland	2.0	2.3	5,626	5,930
Fraser East	3.8	5.1	**	4,963
Fraser North	0.8	0.8	**	**
Fraser South	1.1	1.5	5,565	5,708
Vancouver Coastal	2.6	1.6	6,361	**
Vancouver Island/ Central Coast	1.6	1.9	5,611	5,945
Metro Victoria & Gulf Islands	1.6	1.2	5,747	6,191
Central Vancouver Island	1.7	2.1	5,259	5,408
Courtenay/ North Island/ Central Coast	**	**	**	**
Okanagan/ Thompson/ Shuswap	2.0	2.3	4,758	4,888
Other BC	0.0	0.0	**	**
British Columbia	**1.7**	**2.0**	**5,525**	**5,720**

[1] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)
British Columbia

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1]	Capture Rate[2] (%)
		2012	2013				
Lower Mainland	13,092	8.2	7.4	121	12,803	191,014	6.7
Fraser East	2,395	8.6	7.6	22	2,372	20,801	11.4
Abbotsford/Mission	1,475	7.3	6.5	8	1,481	11,924	12.4
Chilliwack/Hope/Agassiz	920	11.0	9.2	14	891	8,877	10.0
Fraser North	2,712	10.6	8.8	25	2,608	35,481	7.4
Fraser South	4,180	7.7	7.9	35	4,072	59,056	6.9
Langley	981	13.4	12.6	10	920	11,449	8.0
Surrey/Delta	1,528	6.4	6.5	12	1,505	34,827	4.3
White Rock/S. Surrey	1,671	5.5	6.3	13	1,647	12,780	12.9
Vancouver Coastal	3,805	6.9	5.7	39	3,751	75,676	5.0
Vancouver Island/ Central Coast	7,097	7.3	6.4	81	7,030	67,951	10.3
Metro Victoria & Gulf Islands	3,769	8.1	7.5	43	3,719	32,741	11.4
Central Vancouver Island	2,708	7.5	4.9	30	2,682	25,765	10.4
Courtenay/ North Island/ Central Coast	620	1.6	6.0	8	629	9,445	6.7
Okanagan/ Thompson/ Shuswap	5,992	7.9	8.8	83	5,793	54,014	10.7
Central Okanagan	2,227	5.7	7.3	25	2,211	17,135	12.9
North Okanagan	964	3.3	3.0	14	983	8,053	12.2
South Okanagan	1,496	11.6	11.6	19	1,396	11,218	12.4
Thompson/ Shuswap	1,305	10.6	12.3	25	1,203	17,608	6.8
Other BC	2,145	3.8	4.0	41	2,097	26,989	7.8
British Columbia	**28,326**	**7.6**	**7.2**	**326**	**27,723**	**339,968**	**8.2**

[1] Source: Current Population Estimates, P.E.O.P.L.E. 2012, BC Statistics.

[2] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.1 Universe of Total Spaces by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	5,805	6,436	851	13,092
Fraser East	1,054	1,111	230	2,395
Fraser North	1,146	1,438	128	2,712
Fraser South	1,872	2,014	294	4,180
Vancouver Coastal	1,733	1,873	199	3,805
Vancouver Island/ Central Coast	3,081	3,507	509	7,097
Metro Victoria & Gulf Islands	1,379	2,088	302	3,769
Central Vancouver Island	1,429	1,129	150	2,708
Courtenay/ North Island/ Central Coast	273	290	57	620
Okanagan/ Thompson/ Shuswap	2,487	3,002	503	5,992
Central Okanagan	800	1,243	184	2,227
North Okanagan	504	351	109	964
South Okanagan	665	711	120	1,496
Thompson/ Shuswap	518	697	90	1,305
Other BC	1,091	912	142	2,145
British Columbia	**12,464**	**13,857**	**2,005**	**28,326**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	5,805	6,436	851	13,092
Independent Living Spaces[1]	1,522	4,758	851	7,131
Non-Market Spaces(Independent Living)	886	1,668	-	2,554
Heavy Care Spaces	3,396	10	-	3,406
All Other Spaces	1	-	-	1
Fraser East	1,054	1,111	230	2,395
Independent Living Spaces[1]	222	845	230	1,297
Non-Market Spaces(Independent Living)	27	266	-	293
Heavy Care Spaces	805	-	-	805
All Other Spaces	-	-	-	-
Fraser North	1,146	1,438	128	2,712
Independent Living Spaces[1]	321	1,215	128	1,664
Non-Market Spaces(Independent Living)	212	223	-	435
Heavy Care Spaces	613	-	-	613
All Other Spaces	-	-	-	-
Fraser South	1,872	2,014	294	4,180
Independent Living Spaces[1]	442	1,512	294	2,248
Non-Market Spaces(Independent Living)	327	492	-	819
Heavy Care Spaces	1,103	10	-	1,113
All Other Spaces	-	-	-	-
Vancouver Coastal	1,733	1,873	199	3,805
Independent Living Spaces[1]	537	1,186	199	1,922
Non-Market Spaces(Independent Living)	320	687	-	1,007
Heavy Care Spaces	875	-	-	875
All Other Spaces	1	-	-	1
Vancouver Island/ Central Coast	3,081	3,507	509	7,097
Independent Living Spaces[1]	721	2,612	500	3,833
Non-Market Spaces(Independent Living)	459	883	9	1,351
Heavy Care Spaces	1,901	9	-	1,910
All Other Spaces	-	3	-	3
Metro Victoria & Gulf Islands	1,379	2,088	302	3,769
Independent Living Spaces[1]	393	1,583	295	2,271
Non-Market Spaces(Independent Living)	228	497	7	732
Heavy Care Spaces	758	5	-	763
All Other Spaces	-	3	-	3
Central Vancouver Island	1,429	1,129	150	2,708
Independent Living Spaces[1]	256	861	150	1,267
Non-Market Spaces(Independent Living)	166	264	-	430
Heavy Care Spaces	1,007	4	-	1,011
All Other Spaces	-	-	-	-

continued

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Courtenay/ North Island/ Central Coast	273	290	57	620
Independent Living Spaces[1]	72	168	55	295
Non-Market Spaces(Independent Living)	65	122	2	189
Heavy Care Spaces	136	-	-	136
All Other Spaces	-	-	-	-
Okanagan/ Thompson/ Shuswap	2,487	3,002	503	5,992
Independent Living Spaces[1]	966	2,368	491	3,825
Non-Market Spaces(Independent Living)	253	633	12	898
Heavy Care Spaces	1,264	-	-	1,264
All Other Spaces	4	1	-	5
Central Okanagan	800	1,243	184	2,227
Independent Living Spaces[1]	270	1,081	184	1,535
Non-Market Spaces(Independent Living)	13	162	-	175
Heavy Care Spaces	517	-	-	517
All Other Spaces	-	-	-	-
North Okanagan	504	351	109	964
Independent Living Spaces[1]	299	229	109	637
Non-Market Spaces(Independent Living)	9	122	-	131
Heavy Care Spaces	196	-	-	196
All Other Spaces	-	-	-	-
South Okanagan	665	711	120	1,496
Independent Living Spaces[1]	116	546	110	772
Non-Market Spaces(Independent Living)	158	164	10	332
Heavy Care Spaces	387	-	-	387
All Other Spaces	4	1	-	5
Thompson/ Shuswap	518	697	90	1,305
Independent Living Spaces[1]	281	512	88	881
Non-Market Spaces(Independent Living)	73	185	2	260
Heavy Care Spaces	164	-	-	164
All Other Spaces	-	-	-	-
Other BC	1,091	912	142	2,145
Independent Living Spaces[1]	154	577	132	863
Non-Market Spaces(Independent Living)	325	335	10	670
Heavy Care Spaces	612	-	-	612
All Other Spaces	-	-	-	-
British Columbia	**12,464**	**13,857**	**2,005**	**28,326**
Independent Living Spaces[1]	3,363	10,315	1,974	15,652
Non-Market Spaces(Independent Living)	1,923	3,519	31	5,473
Heavy Care Spaces	7,173	19	-	7,192
All Other Spaces	5	4	-	9

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.3 Universe of Independant Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900	$1,900 - $2,399	$2,400 - $2,899	$2,900 and more
	% of Total[2]	% of Total[2]	% of Total[2]	% of Total[2]
Lower Mainland	13.5	17.9	23.5	45.0
Fraser East	25.1	30.4	36.6	7.9
Fraser North	20.6	26.0	16.4	37.0
Fraser South	7.0	6.0	37.8	49.2
Vancouver Coastal	7.3	16.5	4.1	72.1
Vancouver Island/ Central Coast	9.4	14.1	31.8	44.7
Metro Victoria & Gulf Islands	6.2	16.4	19.2	58.2
Central Vancouver Island	16.3	13.5	44.6	25.6
Courtenay/ North Island/ Central Coast	3.4	**	67.8	28.8
Okanagan/ Thompson/ Shuswap	27.6	31.7	25.9	14.8
Central Okanagan	18.2	37.7	22.7	21.3
North Okanagan	42.1	15.5	31.5	10.9
South Okanagan	38.8	29.1	22.8	9.2
Thompson/ Shuswap	23.7	34.9	30.3	11.1
Other BC	24.8	46.2	23.5	5.4
British Columbia	**16.6**	**21.9**	**26.1**	**35.4**

Figures exclude semi-private and ward units.

[1] Nationally these are referred to as Standard Spaces.

[2] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size
British Columbia

Centre	Meals				On-Site Medical Services	Registered Nurse onsite[2]	24-hour call bell	Pharmacy
	Optional	# included in rent						
		1	2	3				
Lower Mainland	0.0	8.3	38.8	52.9	40.5	25.6	95.9	5.0
10 - 49	0.0	8.0	20.0	72.0	16.0	8.0	92.0	0.0
50 - 89	0.0	6.5	58.1	35.5	32.3	12.9	90.3	3.2
90 or more	0.0	9.2	36.9	53.8	53.8	38.5	100.0	7.7
Fraser East	0.0	9.1	31.8	59.1	40.9	27.3	90.9	9.1
10 - 49	0.0	0.0	14.3	85.7	14.3	14.3	85.7	0.0
50 - 89	0.0	0.0	40.0	60.0	40.0	20.0	80.0	0.0
90 or more	0.0	20.0	40.0	40.0	60.0	40.0	100.0	20.0
Fraser North	0.0	0.0	48.0	52.0	32.0	16.0	96.0	8.0
10 - 49	0.0	0.0	40.0	60.0	20.0	0.0	100.0	0.0
50 - 89	0.0	0.0	71.4	28.6	14.3	0.0	85.7	0.0
90 or more	0.0	0.0	38.5	61.5	46.2	30.8	100.0	15.4
Fraser South	0.0	2.9	40.0	57.1	48.6	25.7	100.0	2.9
10 - 49	0.0	0.0	0.0	100.0	16.7	0.0	100.0	0.0
50 - 89	0.0	16.7	50.0	33.3	50.0	33.3	100.0	0.0
90 or more	0.0	0.0	47.8	52.2	56.5	30.4	100.0	4.3
Vancouver Coastal	0.0	17.9	35.9	46.2	38.5	30.8	94.9	2.6
10 - 49	0.0	28.6	28.6	42.9	14.3	14.3	85.7	0.0
50 - 89	0.0	7.7	61.5	30.8	30.8	7.7	92.3	7.7
90 or more	0.0	21.1	21.1	57.9	52.6	52.6	100.0	0.0
Vancouver Island/ Central Coast	0.0	12.5	37.5	50.0	22.4	20.1	93.8	1.2
10 - 49	0.0	19.3	35.7	45.0	16.3	13.1	84.1	0.0
50 - 89	0.0	5.8	35.2	59.0	17.4	5.8	100.0	0.0
90 or more	0.0	9.4	40.5	50.1	31.0	34.4	100.0	3.1
Metro Victoria & Gulf Islands	0.0	9.5	45.1	45.3	16.6	19.2	95.3	0.0
10 - 49	0.0	14.3	57.1	28.6	14.6	14.6	86.1	0.0
50 - 89	**	**	45.1	54.9	17.9	8.9	100.0	**
90 or more	0.0	11.7	**	53.0	17.5	29.5	100.0	0.0
Central Vancouver Island	0.0	16.7	26.7	56.7	33.3	20.0	93.3	3.3
10 - 49	0.0	23.1	15.4	61.5	23.1	7.7	84.6	0.0
50 - 89	0.0	20.0	0.0	80.0	20.0	0.0	100.0	0.0
90 or more	0.0	8.3	50.0	41.7	50.0	41.7	100.0	8.3
Courtenay/ North Island/ Central Coast	0.0	12.5	37.5	50.0	12.5	25.0	87.5	0.0
10 - 49	0.0	25.0	25.0	50.0	0.0	25.0	75.0	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	0.0	9.6	36.1	54.2	26.5	16.9	89.2	1.2
10 - 49	0.0	5.6	36.1	58.3	16.7	8.3	80.6	0.0
50 - 89	0.0	10.5	42.1	47.4	26.3	15.8	94.7	0.0
90 or more	0.0	14.3	32.1	53.6	39.3	28.6	96.4	3.6
Other BC	0.0	26.8	51.2	22.0	12.2	7.3	95.1	0.0
10 - 49	0.0	14.8	59.3	25.9	11.1	3.7	92.6	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	0.0	37.5	37.5	25.0	0.0	25.0	100.0	0.0
British Columbia	**0.0**	**12.0**	**39.4**	**48.6**	**28.9**	**19.7**	**93.6**	**2.5**
10 - 49	0.0	11.8	37.9	50.4	15.2	8.5	86.6	0.0
50 - 89	0.0	12.3	46.5	41.2	27.3	10.9	94.5	1.4
90 or more	0.0	12.0	36.8	51.1	42.0	34.6	99.3	5.2

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] Registered Nurse on site means a RN, not a RPN or LPN.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size British Columbia

Centre	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Lower Mainland	46.3	5.0	22.3	28.9	58.7	76.0
10 - 49	20.0	0.0	12.0	4.0	24.0	40.0
50 - 89	35.5	0.0	9.7	22.6	48.4	71.0
90 or more	61.5	9.2	32.3	41.5	76.9	92.3
Fraser East	59.1	4.5	4.5	22.7	45.5	63.6
10 - 49	28.6	0.0	14.3	14.3	14.3	28.6
50 - 89	80.0	0.0	0.0	20.0	60.0	60.0
90 or more	70.0	10.0	0.0	30.0	60.0	90.0
Fraser North	32.0	8.0	16.0	28.0	56.0	72.0
10 - 49	0.0	0.0	0.0	0.0	40.0	40.0
50 - 89	14.3	0.0	0.0	42.9	42.9	71.4
90 or more	53.8	15.4	30.8	30.8	69.2	84.6
Fraser South	48.6	5.7	28.6	34.3	71.4	97.1
10 - 49	50.0	0.0	16.7	0.0	50.0	83.3
50 - 89	50.0	0.0	0.0	16.7	50.0	100.0
90 or more	47.8	8.7	39.1	47.8	82.6	100.0
Vancouver Coastal	46.2	2.6	30.8	28.2	56.4	66.7
10 - 49	0.0	0.0	14.3	0.0	0.0	14.3
50 - 89	23.1	0.0	23.1	15.4	46.2	61.5
90 or more	78.9	5.3	42.1	47.4	84.2	89.5
Vancouver Island/ Central Coast	38.8	2.5	11.4	17.6	50.1	78.6
10 - 49	9.7	0.0	3.2	0.0	19.1	67.6
50 - 89	41.3	0.0	5.8	11.9	47.4	76.2
90 or more	65.5	6.3	22.3	37.6	81.4	90.6
Metro Victoria & Gulf Islands	42.8	2.4	16.9	21.5	57.1	80.7
10 - 49	14.3	0.0	0.0	0.0	13.9	71.1
50 - 89	**	**	8.9	**	63.8	72.3
90 or more	70.2	**	**	41.3	88.3	94.0
Central Vancouver Island	36.7	3.3	3.3	10.0	43.3	73.3
10 - 49	7.7	0.0	0.0	0.0	23.1	61.5
50 - 89	60.0	0.0	0.0	0.0	20.0	80.0
90 or more	58.3	8.3	8.3	25.0	75.0	83.3
Courtenay/ North Island/ Central Coast	25.0	0.0	12.5	25.0	37.5	87.5
10 - 49	0.0	0.0	25.0	0.0	25.0	75.0
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	39.8	3.6	14.5	18.1	44.6	67.5
10 - 49	22.2	0.0	8.3	2.8	13.9	55.6
50 - 89	36.8	5.3	15.8	10.5	52.6	68.4
90 or more	64.3	7.1	21.4	42.9	78.6	82.1
Other BC	26.8	0.0	17.1	4.9	46.3	36.6
10 - 49	3.7	0.0	0.0	0.0	18.5	40.7
50 - 89	**	**	**	**	**	**
90 or more	62.5	0.0	50.0	12.5	100.0	37.5
British Columbia	**40.3**	**3.4**	**16.9**	**20.3**	**51.4**	**69.5**
10 - 49	14.3	0.0	5.9	1.7	18.4	52.1
50 - 89	41.1	1.4	13.7	16.5	53.5	67.1
90 or more	63.1	7.5	28.7	39.1	79.7	86.5

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

3.1 Average Rent ($) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	2,324	3,043	3,953	2,998
Fraser East	1,817	2,191	2,847	2,243
Abbotsford/Mission	**	2,164	2,911	2,285
Chilliwack/Hope/Agassiz	1,700	2,242	2,779	2,190
Fraser North	1,881	2,605	3,809	2,558
Burnaby	1,620	2,363	**	2,223
Coq/PtCoq/PtMoody	2,073	3,028	3,987	3,004
Maple Ridge/Pitt Meadows	**	2,172	**	2,250
New Westminster	**	**	**	**
Fraser South	2,201	3,000	3,815	2,950
Langley	2,478	2,775	3,497	2,837
Surrey/Delta	2,004	2,847	3,626	2,655
White Rock/S. Surrey	2,482	3,289	4,370	3,321
Vancouver Coastal	2,898	4,153	5,529	3,945
Vancouver	2,483	4,080	5,727	3,628
Richmond	**	**	**	**
North/West Vancouver	4,410	5,167	6,046	5,144
Coastal Vancouver	**	**	**	**
Vancouver Island/ Central Coast	2,045	2,974	3,909	2,918
Metro Victoria & Gulf Islands	2,171	3,194	4,337	3,159
Saanich, Penninsula & Gulf Islands	2,505	3,353	4,454	3,398
Victoria / Esq. /Oak Bay / V. Royal	1,966	3,233	4,463	3,093
West Shore	**	**	**	**
Central Vancouver Island	1,754	2,621	3,312	2,527
Duncan/Cowichan	1,569	2,574	**	2,265
Parksville/Qualicum	**	**	**	**
Port Alberni	**	**	**	**
Nanaimo	1,777	2,595	3,434	2,570
Courtenay/ North Island/ Central Coast	2,399	**	**	2,846
Okanagan/ Thompson/ Shuswap	1,674	2,309	3,157	2,248
Central Okanagan	1,727	2,350	3,532	2,359
North Okanagan	1,481	2,447	3,026	2,064
South Okanagan	1,727	2,062	2,839	2,127
Thompson/ Shuswap	1,810	2,427	3,038	2,291
Other BC	1,597	2,115	2,653	2,105
British Columbia	**2,045**	**2,804**	**3,668**	**2,747**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

01 Average Rent ($) of Independent Living Spaces[1] by Unit Type and Date Residence Opened
British Columbia

Centre	Before 1990	1990-1999	2000 or later	Total
Lower Mainland	3,009	2,433	3,147	2,998
Bachelor	2,244	1,791	2,544	2,324
One Bedroom	3,377	2,482	3,127	3,043
Two Bedroom	4,907	3,563	3,883	3,953
Vancouver Island/ Central Coast	2,870	2,908	2,946	2,918
Bachelor	1,807	2,263	2,083	2,045
One Bedroom	3,132	2,992	2,902	2,974
Two Bedroom	4,264	3,669	3,929	3,909
Okanagan/ Thompson/ Shuswap	1,578	2,294	2,345	2,248
Bachelor	1,231	1,776	1,815	1,674
One Bedroom	1,892	2,283	2,364	2,309
Two Bedroom	**	3,030	3,249	3,157
Other BC	**	**	2,122	2,105
Bachelor	**	**	1,631	1,597
One Bedroom	**	**	2,115	2,115
Two Bedroom	**	**	2,653	2,653
British Columbia	2,742	2,533	2,814	2,747
Bachelor	1,923	1,947	2,166	2,045
One Bedroom	3,101	2,570	2,803	2,804
Two Bedroom	4,454	3,384	3,643	3,668

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O2 Universe, Vacancy Rates (%) and Average Rents ($) for Non-Urban Centres less than 50,000 population British Columbia

	Lower Mainland	Vancouver Island/ Central Coast	Okanagan/ Thompson/ Shuswap	Other BC	Total
Universe					
Independent Living Spaces[1]					2,335
Other					3,213
Total	367	1,370	1,999	1,812	5,548
Universe of Spaces					
Bachelor					2,709
One-Bedroom					2,511
Two-Bedroom					328
Total	367	1,370	1,999	1,812	5,548
Total Vacancy Rate					
Bachelor					3.7
One-Bedroom					10.6
Two-Bedroom					7.0
Total	12.8	1.4	12.7	3.9	7
Independent Living[1] Vacancy Rate					
Bachelor					11.5
One-Bedroom					16.3
Two-Bedroom					7.5
Total	39.2	2.3	19.7	8.3	14.1
Independent Living[1] Spaces Rent					
Bachelor					1,632
One-Bedroom					2,151
Two-Bedroom					2,743
Total	2,190	2,407	2,079	2,026	2,121

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.1 Universe of Total Spaces[1] by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	17,814	6,436	851	25,101
Fraser East	1,889	1,111	230	3,230
Fraser North	3,637	1,438	128	5,203
Fraser South	4,576	2,014	294	6,884
Vancouver Coastal	7,712	1,873	199	9,784
Vancouver Island/ Central Coast	7,216	3,507	509	11,232
Metro Victoria & Gulf Islands	3,685	2,088	302	6,075
Central Vancouver Island	2,518	1,129	150	3,797
Courtenay / North Island / Central Coast	1,013	290	57	1,360
Okanagan/ Thompson/ Shuswap	5,242	3,002	503	8,747
Central Okanagan	1,682	1,243	184	3,109
North Okanagan	912	351	109	1,372
South Okanagan	1,254	711	120	2,085
Thompson/ Shuswap	1,394	697	90	2,181
Other BC	2,802	912	142	3,856
British Columbia	**33,074**	**13,857**	**2,005**	**48,936**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:
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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.2 Vacancy Rates (%) of Total Spaces[1] by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	2.4	9.5	10.0	4.5
Fraser East	3.2	8.5	11.3	5.6
Fraser North	3.3	11.5	7.0	5.6
Fraser South	2.7	9.9	9.2	5.1
Vancouver Coastal	1.6	8.2	11.6	3.1
Vancouver Island/ Central Coast	2.2	7.8	10.2	4.3
Metro Victoria & Gulf Islands	2.5	8.3	11.3	4.9
Central Vancouver Island	1.5	8.0	11.3	3.8
Courtenay/ North Island/ Central Coa	2.6	3.4	1.8	2.7
Okanagan/ Thompson/ Shuswap	4.0	10.6	10.7	6.7
Central Okanagan	3.3	7.6	11.4	5.5
North Okanagan	1.9	2.3	3.7	2.1
South Okanagan	4.1	15.6	14.2	8.6
Thompson/ Shuswap	6.2	14.9	13.3	9.3
Other BC	1.7	6.6	0.0	2.8
British Columbia	**2.5**	**9.1**	**9.5**	**4.7**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:
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O3.3 Universe of Total Spaces[1] by Size of Residence British Columbia

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Lower Mainland	34	935	78	5,767	116	18,399	100
Fraser East	11	317	13	992	10	1,921	77
Fraser North	6	156	15	1,041	25	4,006	110
Fraser South	8	148	17	1,332	34	5,404	119
Vancouver Coastal	9	314	33	2,402	47	7,068	100
Vancouver Island/ Central Coast	61	1,217	39	2,724	47	7,291	62
Metro Victoria & Gulf Islands	26	584	22	1,492	26	3,999	68
Central Vancouver Island	24	462	12	862	15	2,473	60
Courtenay/ North Island/ Central Coast	11	171	5	370	6	819	47
Okanagan/ Thompson/ Shuswap	46	926	36	2,681	36	5,140	72
Central Okanagan	10	125	6	431	17	2,553	102
North Okanagan	8	209	7	569	5	594	75
South Okanagan	9	184	12	859	7	1,042	75
Thompson/ Shuswap	19	408	11	822	7	951	47
Other BC	43	887	20	1,430	11	1,539	36
British Columbia	**184**	**3,965**	**173**	**12,602**	**210**	**32,369**	**76**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.4 Vacancy Rate (%) and Universe of Total Spaces[1] by Date Residence Opened British Columbia

Centre	Before 2001		2001 or later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Lower Mainland	3.6	15,695	5.9	9,406	4.5	25,101
Fraser East	4.1	2,138	8.6	1,092	5.6	3,230
Fraser North	4.5	3,420	7.7	1,783	5.6	5,203
Fraser South	5.9	3,456	4.2	3,428	5.1	6,884
Vancouver Coastal	1.9	6,681	5.6	3,103	3.1	9,784
Vancouver Island/ Central Coast	4.4	6,015	4.1	5,217	4.3	11,232
Metro Victoria & Gulf Islands	4.4	3,916	6.0	2,159	4.9	6,075
Central Vancouver Island	5.0	1,451	3.1	2,346	3.8	3,797
Courtenay/ North Island/ Central Coast	3.7	648	1.8	712	2.7	1,360
Okanagan/ Thompson/ Shuswap	5.2	4,383	8.2	4,364	6.7	8,747
Central Okanagan	5.5	2,110	5.5	999	5.5	3,109
North Okanagan	2.8	826	1.1	546	2.1	1,372
South Okanagan	5.4	859	10.9	1,226	8.6	2,085
Thompson/ Shuswap	6.8	588	10.2	1,593	9.3	2,181
Other BC	1.7	1,563	3.5	2,293	2.8	3,856
British Columbia	**3.9**	**27,656**	**5.7**	**21,280**	**4.7**	**48,936**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:
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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O4 Assisted Living[1] Unit Counts by Unit Type British Columbia

Centre	Business Type	Funded	Private Pay	Total Assisted Living[1]
Lower Mainland	Non-Profit	1,471	453	1,924
	Profit	531	1,056	1,587
Fraser East	Non-Profit	184	34	218
	Profit	110	171	281
Fraser North	Non-Profit	254	21	275
	Profit	95	217	312
Fraser South	Non-Profit	332	195	527
	Profit	210	333	543
Vancouver Coastal	Non-Profit	701	203	904
	Profit	116	335	451
Vancouver Island/ Central Coast	Non-Profit	656	148	804
	Profit	304	413	717
Metro Victoria & Gulf Islands	Non-Profit	385	**	429
	Profit	**	135	269
Central Vancouver Island	Non-Profit	117	104	221
	Profit	168	199	367
Courtenay/ North Island/ Central Coa	Non-Profit	154	**	154
	Profit	2	79	81
Okanagan/ Thompson/ Shuswap	Non-Profit	449	31	480
	Profit	241	774	1,015
Central Okanagan	Non-Profit	120	14	134
	Profit	41	116	157
North Okanagan	Non-Profit	59	16	75
	Profit	72	51	123
South Okanagan	Non-Profit	95	1	96
	Profit	84	243	327
Thompson/ Shuswap	Non-Profit	175	**	175
	Profit	44	364	408
Other BC	Non-Profit	276	17	293
	Profit	205	149	354
British Columbia	**Non-Profit**	**2,852**	**649**	**3,501**
	Profit	**1,281**	**2,392**	**3,673**

[1] Assisted Living Units as defined under BC's Community Care and Assisted Living Act: generally Assisted Living includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medications. These units are usually also designated as Independent Living.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O5 Number of Residents, Number of Residents Living Alone and Number of Residents Needing Heavy Care
British Columbia

Centre	2012	2013
Lower Mainland		
Total number of residents	12,431	12,803
Number of residents living alone	11,237	11,451
Total number of couples	597	676
Number of residents needing heavy care	3,479	3,406
Average age of residents	84	83
Total of all residents in heavy care units[1]	15,735	15,257
Vancouver Island/ Central Coast		
Total number of residents	6,948	7,030
Number of residents living alone	6,194	6,268
Total number of couples	377	381
Number of residents needing heavy care	1,834	1,925
Average age of residents	82	82
Total of all residents in heavy care units[1]	6,132	6,026
Okanagan/ Thompson/ Shuswap		
Total number of residents	5,834	5,793
Number of residents living alone	5,062	5,141
Total number of couples	386	326
Number of residents needing heavy care	1,203	1,264
Average age of residents	82	82
Total of all residents in heavy care units[1]	3,948	3,961
Other BC		
Total number of residents	2,151	2,097
Number of residents living alone	2,055	2,023
Total number of couples	48	37
Number of residents needing heavy care	612	612
Average age of residents	81	79
Total of all residents in heavy care units[1]	2,310	2,301
British Columbia		
Total number of residents	27,365	27,723
Number of residents living alone	24,548	24,883
Total number of couples	1,408	1,420
Number of residents needing heavy care	7,128	7,207
Average age of residents	83	82
Total of all residents in heavy care units[1]	28,125	27,545

[1] Includes residents in Seniors Housing with heavy care units, plus residents in 100% heavy care facilities such as extended care, multi-level care.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

Methodology
Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2013 survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e., before January 2012
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C.)
- ✓ Offer an on-site meal plan
- ✓ Not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ Have at least 50% of residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey, therefore, all seniors' residences in Canada meeting these criteria are included to be part of this survey.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions
Space: A space is a residential area that is rented out. Examples of spaces include: one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space where the resident does not receive high-level care (i.e., the resident receives less than 1.5 hours of care per day.) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy Care Space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples include Alzheimer, Dementia and mobility support residents.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture Rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the cooperation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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